089.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	758,300 / 758,300
					USE VALUE:	758,300 / 758,300
					ASSESSED:	758,300 / 758,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WRIGHT MARK & JAMIE
Owner 2:	
Owner 3:	
Street 1:	69 HEMLOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 1992 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6237.000	333,300		425,000	758,300
Total Card	0.143	333,300		425,000	758,300
Total Parcel	0.143	333,300		425,000	758,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.67 | /Parcel: 380.67

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 56290

GIS Ref

GIS Ref

Insp Date 10/26/18

!7207!

PREVIOUS ASSESSMENT

Parcel ID 089.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	333,300	0	6,237.	425,000	758,300		Year end	12/23/2021
2021	101	FV	319,800	0	6,237.	425,000	744,800		Year End Roll	12/10/2020
2020	101	FV	319,800	0	6,237.	425,000	744,800	744,800	Year End Roll	12/18/2019
2019	101	FV	240,500	0	6,237.	431,000	671,500	671,500	Year End Roll	1/3/2019
2018	101	FV	240,500	0	6,237.	321,800	562,300	562,300	Year End Roll	12/20/2017
2017	101	FV	240,500	0	6,237.	291,400	531,900	531,900	Year End Roll	1/3/2017
2016	101	FV	240,500	0	6,237.	279,300	519,800	519,800	Year End	1/4/2016
2015	101	FV	225,700	0	6,237.	236,800	462,500	462,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:11:53

LAST REV

Date	Time
09/01/21	13:42:08
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7207

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POWER DAVID G--	22037-258		5/15/1992		167,100	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/16/2020	1607	Porch	16,500	C				
3/23/2006	200	Manual	6,000					finish basement st
1/6/2004	5	Dormers	102,000	O		G6	GR FY06	NEW KIT, BATH, FAM

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2021	Permit Visit	DGM	D Mann
10/26/2018	Inspected	PH	Patrick H
10/17/2018	MEAS&NOTICE	CC	Chris C
1/13/2005	Permit Visit	BR	B Rossignol
1/24/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	56290
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6237		Sq. Ft.	Site		0	70.	0.97	5									424,977						425,000	

Total AC/HA:	0.14318	Total SF/SM:	6237	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	424,977	Spl Credit		Total:	425,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.29338229
Const Adj.:	0.99989998
Adj $ / SQ:	142.258
Other Features:	92949
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373600
Depreciation:	40349
Depreciated Total:	333251

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

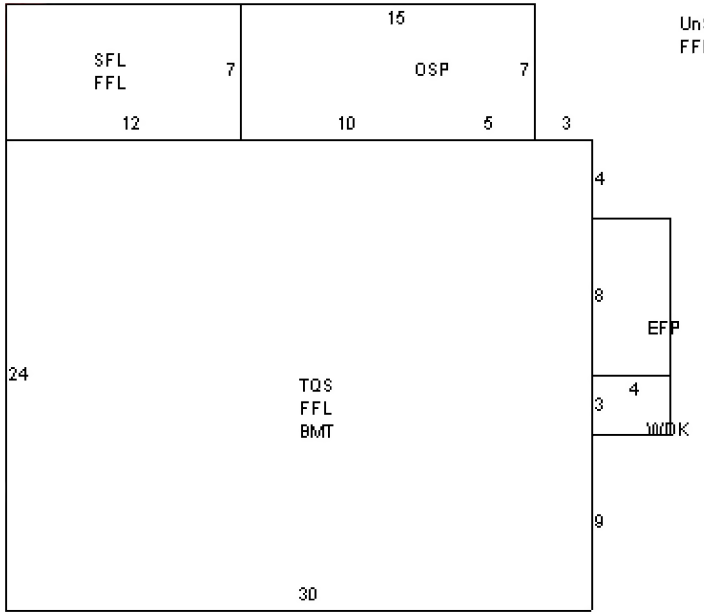
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	142.26
Special Features:	0	Val/Su Net:	133.27
Final Total:	333300	Val/Su SzAd	204.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,008	142.260	143,396
BMT	Basement	720	58.680	42,251
TQS	3/4 Story	540	142.260	76,819
OSP	Screen Porch	105	35.430	3,720
SFL	Second Floor	84	142.260	11,950
EFP	Enclos Porch	32	72.590	2,323
WDK	Deck	12	16.000	192
	Net Sketched Area:	2,501	Total:	280,651
Size Ad	1632	Gross Area	2681	FinArea 1992

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

089.0-0002-0004.0

IMAGE

AssessPro Patriot Properties, Inc